

Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, May 9, 2018 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:31 pm. Roll call: Bob Ross, aye; Chase Raboin, aye; Rich Heidel, excused; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

Motion by Bob Ross, second by Tom Dennee to approve the agenda as presented. All in favor. The motion passed unanimously.

3. Approval of Planning & Zoning Minutes:

Motion by Bob Ross, second by Jeff Ambrosius to approve the April 11, 2018 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

Chad Roffers requested an update on the reclamation of a construction deposit. Staff relayed remaining requirements prior to reclamation being issued.

5. Daanen & Janssen Quarry Operations:

Discussion & Action:

There was no blasting in the 1st and 2nd quarters in 2018. There was also a decrease in volume being hauled in and out over these two quarters. There will be 3 blasts and crushing operations in the 3rd quarter. Due to the consistency of good quality reports and lack of complaints over a significant period of time, Bob Ross made a motion, second by Tom Dennee, to only require reporting from Daanen & Janssen one time each year at the October meeting. All in favor. Motion carries.

6. Certified Survey Map, N. Overland Rd, Parcel HB-658:

Discussion & Action:

Both of the proposed parcels meet all ordinance requirements. Proposed CSM approval is subject to the developer providing a cross access agreement for use and maintenance of the Storm Water Management Facilities. Motion by Dave Dillenburg, second by Jeff Ambrosius, to approve the CSM as presented. All in favor. Motion carries.

7. Conditional Use Permit, HB-857, 3380 S Pine Tree Rd, Bulk Materials & Equipment Storage Yard:

Discussion:

Staff reiterated the details of lack of compliance with the conditional use permit for HB-857 and gave the property owner an opportunity to discuss the status of his plan to achieve compliance. The commission agreed to give the property owner 30 days to remove all junk vehicles and equipment, and 45 days to remove the soil pile. Staff will keep track of the progress and provide an update for the commission at the June 13th meeting. No action taken.

8. Sign Ordinance Amendments:

Discussion:

Staff brought forward a draft of proposed changes to the sign ordinance with the intent to modernize certain items and provide greater flexibility to businesses in the area. The main proposed addition to the ordinance is Electronic Message Centers. Phil Jennings from Creative Sign and Chad Deterbaugh from Watchfire Signs were in attendance to help explain the terminology that goes along with creating, measuring, and enforcing maximum light values emitted from these signs. Other notable proposed changes include the allowance of temporary signs and changing the height and square footage maximums along highways frontages. Staff will update the proposed changes as directed by the commission and bring an updated draft to the June 13th meeting. No action taken.

9. Zoning Administrator's Report:

Staff has reviewed the status of current conditional use permits and issued correction notices to those that are non-compliant with the agreed upon terms. An update as to the response to these notices will be given at the June 13th meeting.

10. Meeting Adjournment:

Motion made by Jeff Ambrosius, second by Chase Raboin to adjourn. All in favor. The motion passed unanimously. Meeting adjourned at 7:03pm.